



Grecale Street Retail Shop

1111 Grecale Street, Greensboro, NC 27408



THE SPACE

Location

1111 Grecale Street
Greensboro, NC 27408

Square Feet

2,000

HIGHLIGHTS

- Approx. 2,000 SF space located in Midtown Greensboro
- Visibility on Battleground Avenue (40,000 ADT)
- Retailers Nearby: Pig Pounder Brewery, Mac's Speed Shop, Scratch, Sheetz, Tiny Greenhouse, Truist & others
- Residential Nearby: Lake Daniel, Fisher Park, Irving Park & Latham Park Neighborhoods
- LAT: 36.084551 LONG: -79.804657



POPULATION

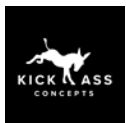
1.00 MILE	3.00 MILE	5.00 MILE
9,547	97,915	216,681

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$110,020	\$91,481	\$87,493

NUMBER OF HOUSEHOLDS

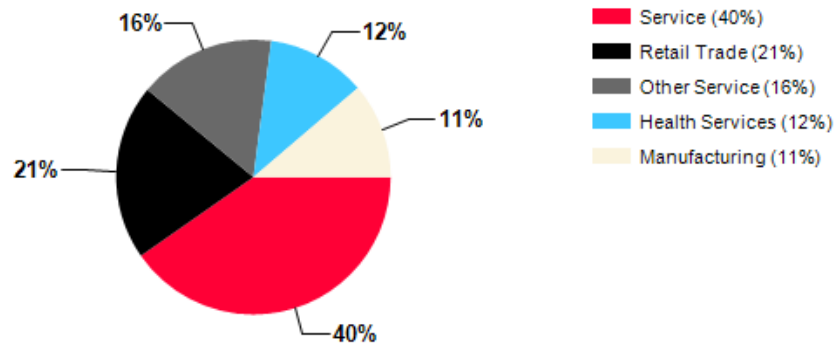
1.00 MILE	3.00 MILE	5.00 MILE
4,433	37,689	89,438



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Located in the growing area of Midtown Greensboro, our retail and office spaces lie directly across the street from the Pig Pounder Brewery. This collection of small shops is near the Lake Daniel, Fisher Park, Irving Park, and Latham Park neighborhoods, which makes it the perfect place to create a vibrant community.

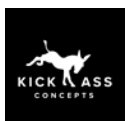
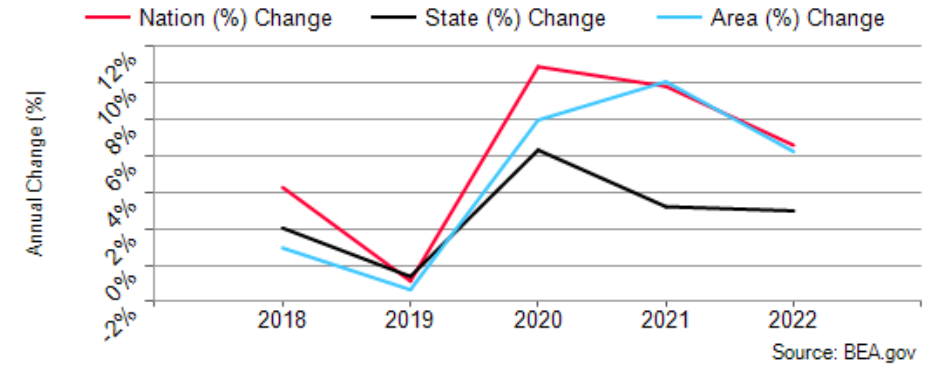
Major Industries by Employee Count



Largest Employers

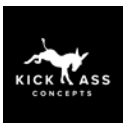
Guilford County Schools	10,130
Cone Health	8,410
City of Greensboro	2,990
U.S. Postal Service	2,800
University of North Carolina at Greensboro (UNCG)	2,540
Guilford County	2,440
High Point Regional Hospital	2,245
American Express	2,000

Guilford County GDP Trend

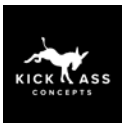
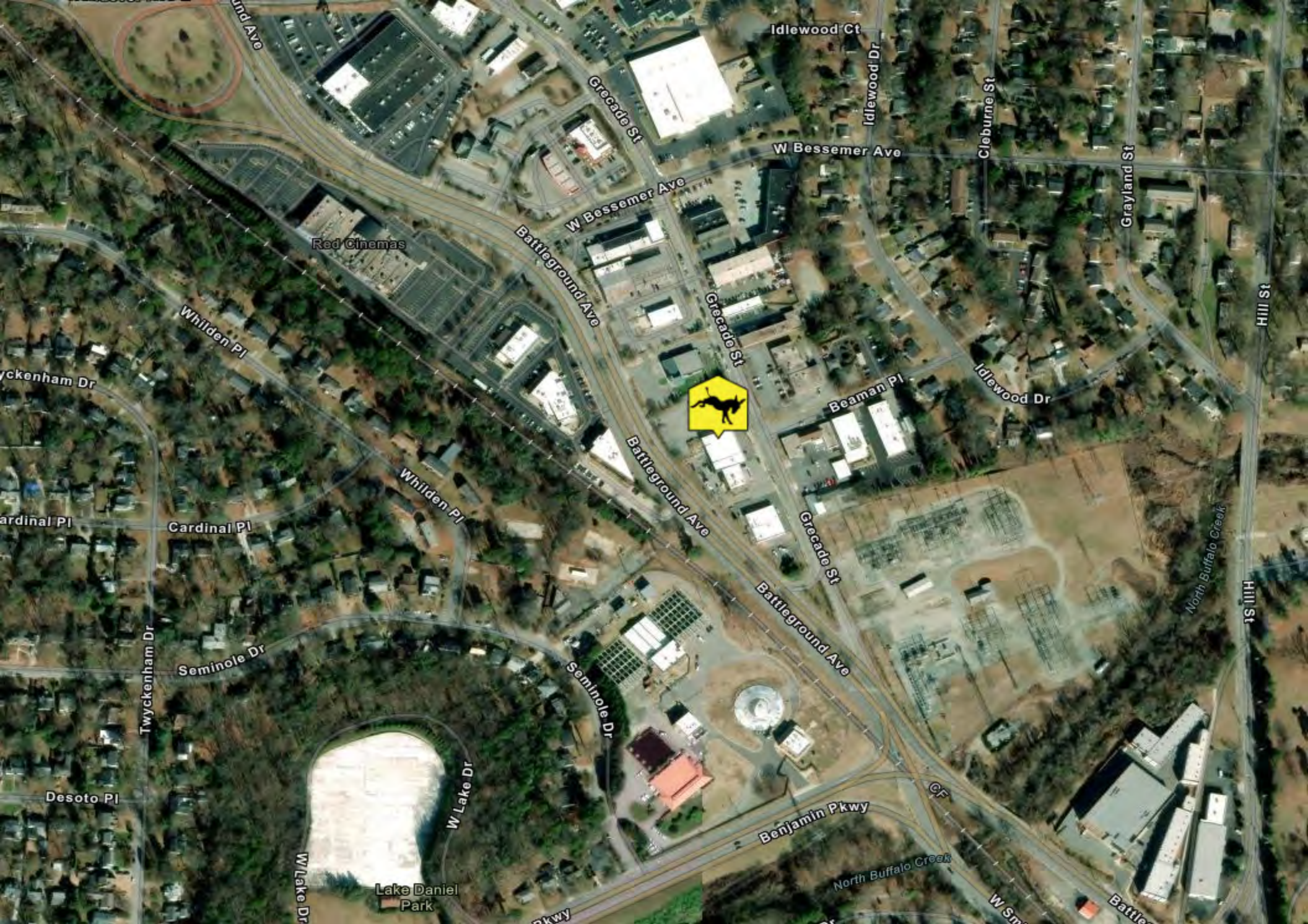




NC CGIA, Microsoft, Vantor



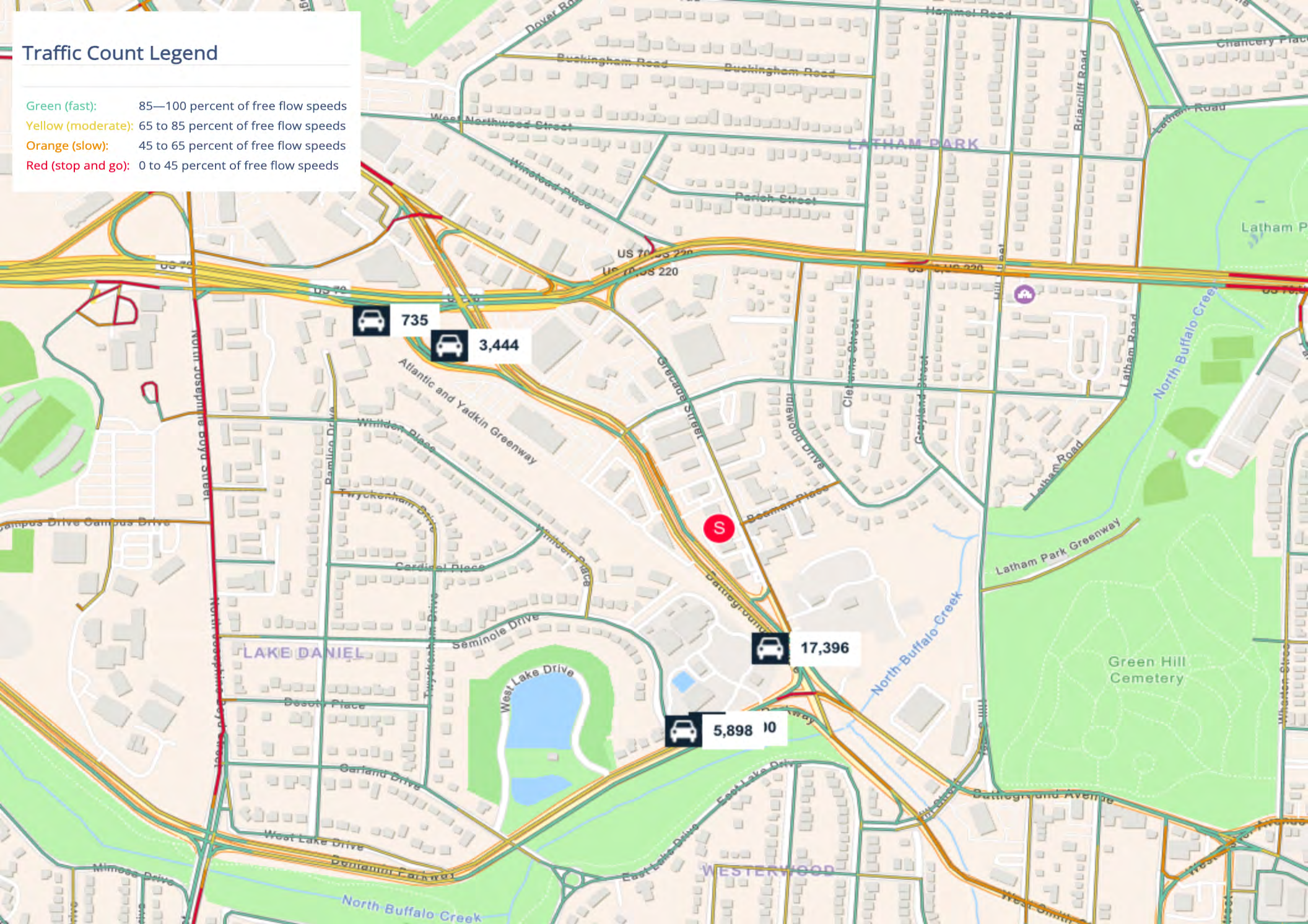
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Traffic Count Legend

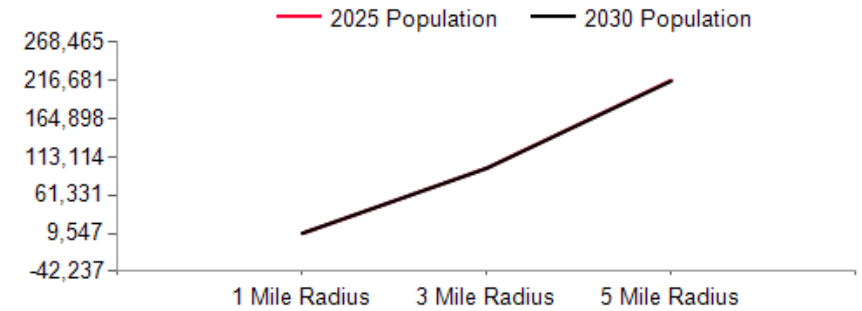
Green (fast):	85—100 percent of free flow speeds
Yellow (moderate):	65 to 85 percent of free flow speeds
Orange (slow):	45 to 65 percent of free flow speeds
Red (stop and go):	0 to 45 percent of free flow speeds



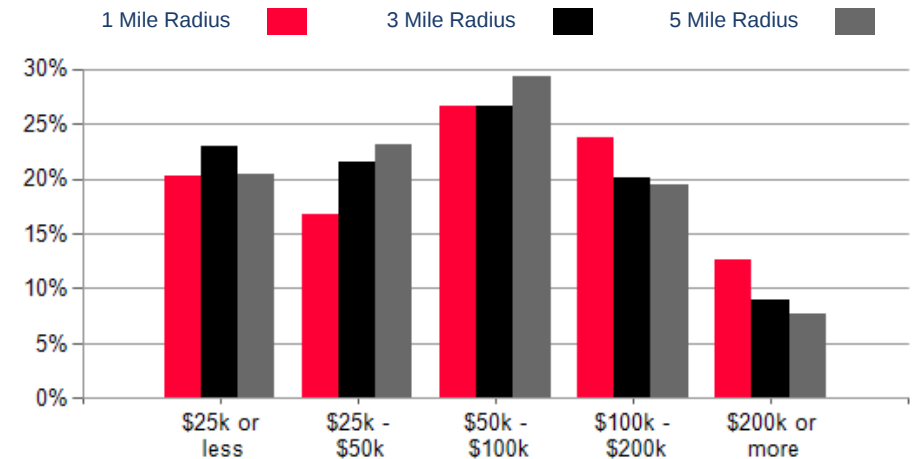
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,082	86,564	187,015
2010 Population	8,761	86,713	199,316
2025 Population	9,547	97,915	216,681
2030 Population	9,630	97,736	215,859
2025 African American	1,887	41,743	97,800
2025 American Indian	43	494	1,345
2025 Asian	246	3,565	9,940
2025 Hispanic	554	8,933	23,830
2025 Other Race	233	4,942	13,860
2025 White	6,498	41,021	79,131
2025 Multiracial	634	6,100	14,493
2025-2030: Population: Growth Rate	0.85%	-0.20%	-0.40%

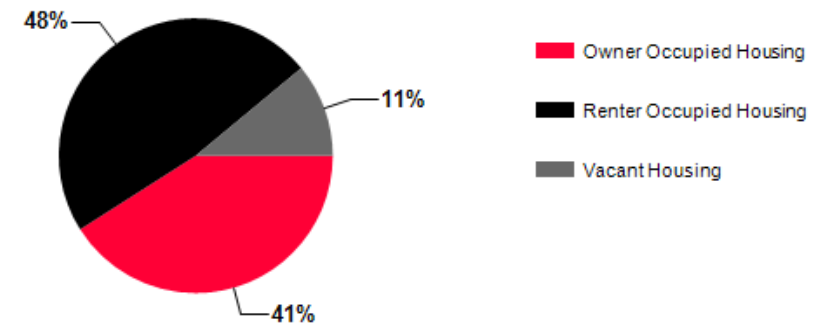
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	536	5,700	11,162
\$15,000-\$24,999	364	2,933	7,091
\$25,000-\$34,999	224	3,203	8,112
\$35,000-\$49,999	518	4,899	12,559
\$50,000-\$74,999	729	6,254	16,339
\$75,000-\$99,999	449	3,752	9,885
\$100,000-\$149,999	724	4,904	12,084
\$150,000-\$199,999	332	2,640	5,338
\$200,000 or greater	558	3,404	6,868
Median HH Income	\$69,632	\$56,913	\$57,820
Average HH Income	\$110,020	\$91,481	\$87,493



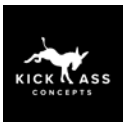
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

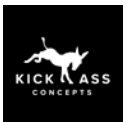
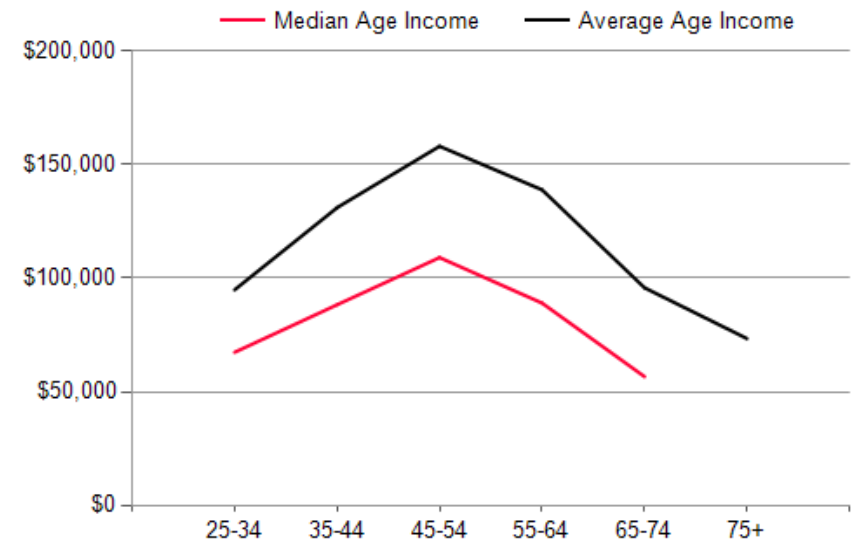
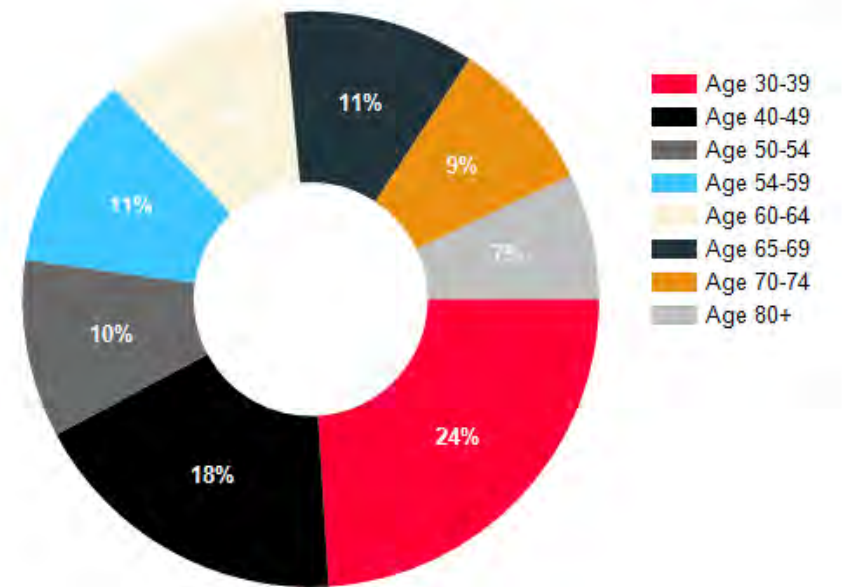


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	619	5,974	14,918
2025 Population Age 35-39	538	5,374	13,521
2025 Population Age 40-44	445	4,946	12,415
2025 Population Age 45-49	432	4,707	11,532
2025 Population Age 50-54	481	4,711	11,726
2025 Population Age 55-59	523	4,709	11,405
2025 Population Age 60-64	506	4,778	11,365
2025 Population Age 65-69	518	4,655	10,648
2025 Population Age 70-74	416	3,927	9,375
2025 Population Age 75-79	341	3,090	7,285
2025 Population Age 80-84	161	1,803	4,518
2025 Population Age 85+	134	1,646	4,044
2025 Population Age 18+	8,661	81,380	174,262
2025 Median Age	33	31	35
2030 Median Age	33	32	36

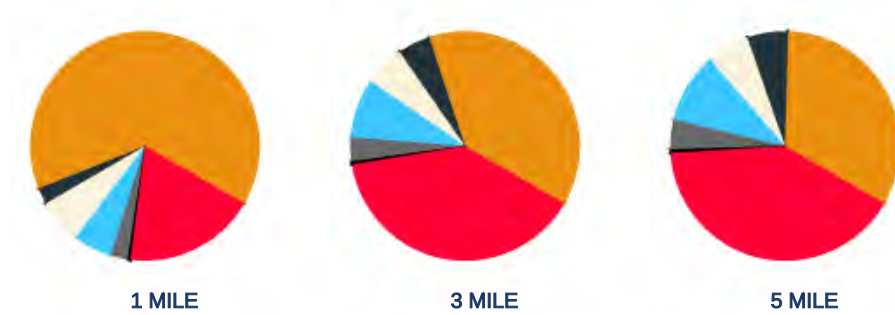
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,331	\$57,325	\$57,195
Average Household Income 25-34	\$94,848	\$79,398	\$77,482
Median Household Income 35-44	\$88,293	\$66,580	\$63,827
Average Household Income 35-44	\$131,074	\$103,084	\$95,613
Median Household Income 45-54	\$109,089	\$78,642	\$70,405
Average Household Income 45-54	\$158,097	\$120,981	\$106,636
Median Household Income 55-64	\$89,027	\$62,979	\$62,556
Average Household Income 55-64	\$138,928	\$107,610	\$101,627
Median Household Income 65-74	\$56,612	\$51,244	\$52,470
Average Household Income 65-74	\$95,758	\$86,035	\$85,181
Average Household Income 75+	\$73,385	\$76,629	\$72,168

Population By Age



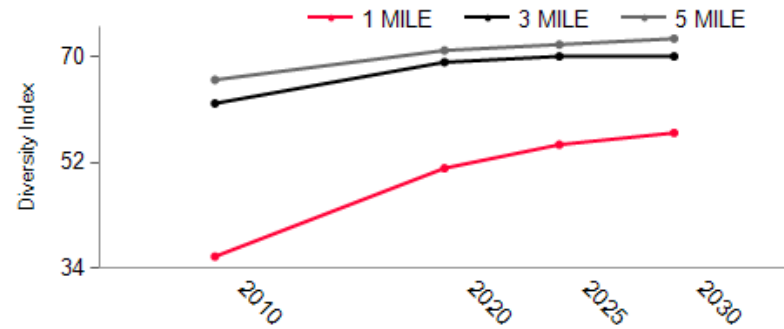
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	57	70	73
Diversity Index (current year)	55	70	72
Diversity Index (2020)	51	69	71
Diversity Index (2010)	36	62	66

POPULATION BY RACE



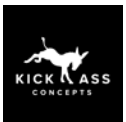
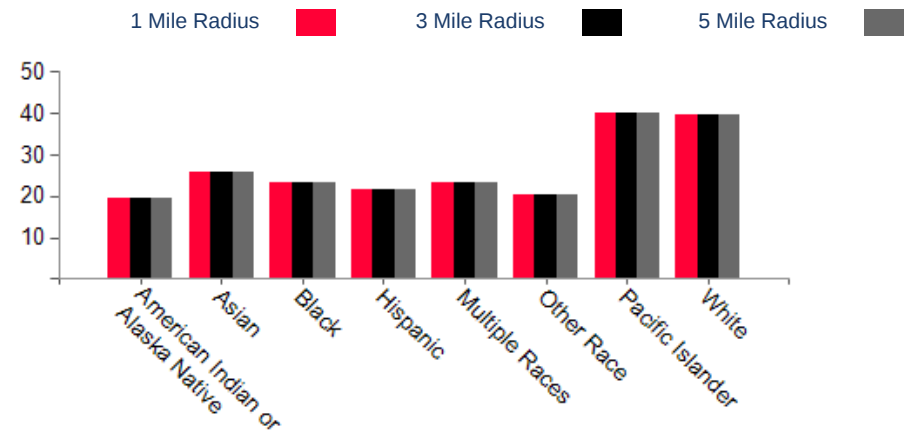
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	19%	39%	41%
American Indian	0%	0%	1%
Asian	2%	3%	4%
Hispanic	5%	8%	10%
Multiracial	6%	6%	6%
Other Race	2%	5%	6%
White	64%	38%	33%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	19	32	33
Median Asian Age	26	30	33
Median Black Age	23	25	31
Median Hispanic Age	22	24	25
Median Multiple Races Age	23	24	25
Median Other Race Age	21	24	26
Median Pacific Islander Age	40	33	35
Median White Age	40	42	45

2025 MEDIAN AGE BY RACE



ABOUT KICK ASS CONCEPTS

Kick Ass Concepts (Kotis Holdings LLC) owns approximately 1 million square feet of retail properties in the Carolinas which it manages internally. It owns and operates hospitality companies - Darryl's Wood Fired Grill, Painted Plate Catering, The Vineyard and Pig Pounder Brewery. It holds an unlimited unclassified general contractors license as well as real estate brokerage licenses. Our owner has sponsored and curated over 300 public art installations in the area.

The company is well known for the development of the Midtown area of Greensboro, NC. Current projects include a 10 acre mixed use project on one of Greensboro's busiest retail corridors, 11 acre entertainment and retail project in downtown Greensboro, and myriad other developments and redevelopments.



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